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विकास योजना - पिंपरी-चिंचवड
पिंपरी-चिंचवड महानगरपालिकेच्या विकास नियंत्रण नियमावलीत नविन नियम १९-अे समाविष्ठ करणेबाबतच्या फेरबदलास, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ चे कलम ३७(१ कक)(ग)अन्वये मंजूर ......

महाराष्ट्र शासन
नगर विकास विभाग,
शासन निर्णय क्र.टिपीएस-१८०९/४५/प्र.क्र.१५६२/०९/नवि-१३,
मंत्रालय, मुंबई : ४०० ०३२,
दिनांक- २४ जून, २०११

शासन निर्णय:- सोबतची शासकिय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द करावी.
महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(सुनिल मरळे)
अवर सचिव,महाराष्ट्र शासन

प्रति,

१) संचालक, नगररचना, महाराष्ट्र राज्य, पुणे.
२) विभागीय आयुक्त, पुणे विभाग, पुणे
३) जिल्हाधिकारी, पुणे
४) आयुक्त, पिंपरी-चिंचवड महानगरपालिका, पिंपरी चिंचवड
५) उप सचिव, (नगररचना), नगर विकास विभाग,मंत्रालय,मुंबई ३२
६) उपसंचालक, नगररचना, पुणे विभाग, पुणे
७) सहायक संचालक नगर रचना, पुणे शाखा,पुणे
८) व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.
(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात भाग-१ पुणे विभागीय पुरवणी मध्ये प्रसिध्द करुन त्यांच्या प्रत्येकी ५ प्रती हया विभागास व ५ प्रती संचालक नगररचना, महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात.)
९) कक्ष अधिकारी, कार्यासन नवि-२९, नगर विकास विभाग
(त्यांना विनंती करण्यांत येते की, सोबतची अधिसुचना विभागाच्या वेब साईटवर ठेवावी.)
१०) निवडनस्ती (कार्यासन नवि-१३)

Maharashtra Regional & Town Planning Act, 1966.
Sanction under section 37 (1AA) (c) for incorporation of new Rule 19-A in D.C. Rules forPimpri-ChinchwadMunicipal Corporation.

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
Dated – 24th June, 2011

NOTIFICATION

No. TPS-1809/45/CR-1562/09/UD-13:

Whereas, the Development Control Regulations for **Pimpri-Chinchwad** (Revised) (hereinafter referred to as "the said Regulations") have been sanctioned by Government in Urban Development Department under section 31(1) of the Maharashtra Regional and Town Planning Act 1966 (hereinafter referred to as "the said Act") vide Notification No.TPS-1890/619/CR-89/90/UD-13 dated 17/12/1990 (hereinafter referred to as "the said Notification"); for **Pimpri-Chinchwad** Municipal Corporation (hereinafter referred to as "the said Corporation"):

And whereas Govt. in Housing Department has declared the "Housing Policy" (hereinafter referred to as "the said Policy") :

And whereas, the said Policy proposed to allow redevelopment of MHADA colonies by providing, higher FSI and to revise the size of old tenements. This will enable the present occupants to have better accommodation as well as to create additional housing stock ;

And whereas Govt. felt it necessary in the public interest at large, to add a new Rule No. 19-A alongwith new APPENDIX-U (hereinafter referred to as "the said Proposed Modification") given in the SCHEDULE-A appended herewith;

And whereas, in view of powers vested under sub-section (1AA) of section 37 of the said Act, Government in Urban Development Department has

published a Notice No. TPS-1809/45/CR-1562/09/UD-13 dated 2 nd February 2009, (hereinafter referred to as "the said Notice") regarding incorporation of new Rule No. 19-A regarding development / redevelopment of Low Cost Housing Schemes of MHADA in the said Regulations for the **Pimpri-Chinchwad** Municipal Corporation Area. (hereinafter referred to as "the said Modification") and inviting suggestions / objections from the general public within a period of one month from the date of publication of the said Notice in the official Gazette and also appointed Deputy Director of Town Planning, Pune Division, Pune as an Officer under sub-section (1) of section 162 of the said Act (hereinafter referred to as "the said Officer") to submit his report on the same to the Government;

And whereas, the said Officer has submitted his report regarding the said Modification on 24th September, 2009, 26th October 2009 and subsequenty on 17th June 2010 to the Government ;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune and after making necessary enquiries the Government is of the opinion that the said Modification should be sanctioned ;

Now therefore, in exercise of the powers vested under sub-section (1AA) (c) of section 37 of the said Act, the Government hereby -

A) Sanctions the said Modification as mentioned in the "Schedule-A " attached herewith.

B) Fixes the date of publication of this Notification in the Govt. Gazette as the date of coming in to force of this modification.

C) Directs the **Pimpri-Chinchwad** Municipal Corporation to add new entry, as per "Schedule-A" enclosed herewith, after the last entry in the Schedule of Modifications appended to the Notification dated 17/12/1990 Sanctioning the said Regulations.

__Note__ :- This Notification is also published on Government web at www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,

(Sunil Marale)

Under Secretary to Government

SCHEDULE-A

Accompaniment to Government in Urban development Department's Notification No.TPS 1809/45/CR 1562/09/ UD -13 dated -24th June, 2011

19-A Development/redevelopment of Housing Schemes of Maharashtra Housing & Area Development Authority:

1) The FSI for a new scheme on vacant lands of Low Cost Housing Schemes for Economically Weaker Section, Low Income Groups & Middle Income Group of the MHADA having at least 60% built up area in the form of tenements under EWS, LIG & MIG categories shall be 2.50.

2) For redevelopment of existing housing schemes of MHADA, undertaken by the MHADA departmentally or jointly with societies/ occupiers of buildings or by housing societies/occupiers of building or by lessees of MHADA or by the developer, the FSI shall be as under –

a) Total permissible FSI shall be maximum 2.5 on gross plot area.

b) The incentive FSI admissible against the FSI required for rehab shall be as under –

i) In congested area as shown on sanctioned D. P. **of Pimpri-Chinchwad** for the area up to 4000 sq.mt. the incentive FSI admissible will be 50%.

ii) In congested area as shown on sanctioned D. P. of **Pimpri-Chinchwad** for the area above 4000 sq. mt. the incentive FSI admissible will be 60%.

iii) In outside congested area, shown on sanctioned D.P. of **Pimpri-Chinchwad** for the area up to 4000 sq. mt. the incentive FSI admissible will be 60%.

iv) In outside congested area, shown on sanctioned D.P. of **Pimpri-Chinchwad** for the area above 4000 sq.mt. the incentive FSI will be 75%.

c) Difference between 2.5 FSI and the FSI required for "rehab + incentive" shall be shared between MHADA & Society/ Developer in the ratio of 2:1.

d) In the scheme, for the land allotted for societies of MIG & HIG and developed plot allotted individually to MIG & HIG group, the

permissible FSI shall be as per sanctioned Development Control Regulation prevailing at the time of allotment.

3) In case of grant of NOC with additional permissible Built up area by MHADA for the purpose of undertaking Redevelopment/ Utilisation, MHADA shall charge premium at the rate decided by Govt. in Housing Department from time to time.

4) For the purpose of calculating the FSI, the entire area of the layout including development plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots will be permissible on the basis of compulsory open spaces as in these Regulations. For low cost housing schemes of MHADA for EWS, LIG categories, the Regulations in "APPENDIX -U" appended herewith shall apply.

5) For the purpose of this Regulation the carpet areas for EWS, LIG or MIG tenements shall be as determined by the Government from time to time.

6) For the offsite infrastructure, MHADA shall pay to the **Pimpri-Chinchwad** Municipal Corporation 12.5% of the charges collected by MHADA for the grant of additional FSI (FSI over and above the normally permissible FSI) for the Redevelopment Schemes.

7) In any Redevelopment scheme where the Co-operative Housing Society/Developer appointed by the Co-operative Housing society has obtained No Objection Certificate from the MHADA/ Pune Board thereby sanctioning additional balance FSI with a consent of 70% of its members and where such NOC holder has made provision for alternative accommodation in the proposed building (including transit accommodation) then it shall be obligatory for all the occupiers/members to participate in the Redevelopment Scheme and vacate the existing tenement for the purpose of redevelopment. In case of failure to vacate the existing tenements, the provisions of section 95A of the MHADA, Act mutatis mutandis shall apply for the purpose of getting the tenements vacated from the non co-operative members.

8) A corpus fund, as may be decided by MHADA, shall be created by the Developer which will remain with the societies for its maintenance.

APPENDIX-U

(Under Regulation No.19-A)

Regulation for Low Cost Housing Schemes of the Maharashtra Housing and /area Development Authority for Economically Weaker Section (EWS) and Low Income Groups(LIG)

1. Density – a) Density shall be up to 450 tenements per net hectare having at least 60 percent tenements for EWS LIG housing.

   b) Extra density of 20 percent over and above the normally permissible density will apply for such housing schemes, with 60 percent tenements under the E.W.S. and L.I.G. categories.

2. Minimum Plot Size – a) In the case of a growing house on a plot of 25 sq.m., a room of minimum size of 5.57 sq.m. (60 sq.ft.) with toilet arrangement in the first phase shall be permitted. In the second phase, one room of 9.30 sq.m. (100 sq.ft.) may be allowed to be added. However commencement and occupation certificates shall be granted initially to the first phase only and subsequent certificate for second phase issued as required.

   b) Multi-purpose rooms – A multi purpose room shall be allowed with size upto 12.5 sq.m. with a minimum width of 2.4 m.

   c) Cooking space (alcove). – Provision of separate kitchen shall not be necessary. However, Cooking space shall be allowed with a minimum use of 2.4 sq.m. with minimum width of 1.2m.

   d) Combined toilet. - A combined toilet shall be permitted for more than one tenement with a minimum area of 1.85 sq.m. with minimum width of one meter.

   e) Height – the average height for a habitable room with sloping roof shall be minimum 2.6 m. with minimum height of 2 m. at the eaves. In the case of a flat roof, minimum clear height shall be 2.6 m. for a habitable room. Kitchen areas shall have minimum clear height/average height of 2.4 m. and bath and water closet (without loft) shall have a clear minimum height of 2.2 m.

   f) Plinth. - The minimum plinth height shall be 30 cm. and in areas subject to flooding the plinth shall be higher than the high flood level.

3. External walls - 115 mm. thick external brick wall without plaster shall permitted.

4. Staircases – Single flight staircases without landing between the two floors shall be permitted.

5. Front open space – The front open space from roads having width of 9.14 m. and below shall be of a minimum of 1.5 m for buildings with height of upto 10 m.

6. Open space (side and rear)- The distance between two ground floor structures shall be of minimum of 4.5 m. for purposes of light and ventilation of habitable rooms. In case of toilets deriving light and ventilation from an open space, the distance between the two ground floor structures shall be a minimum of 1.5 m.

7. Pathways - The width of pathways shall be as follows -
   i) 1.5 m width of pathways upto 20 m. in length.
   ii) 2 m. width of pathways upto 30 m. in length.
   iii) 2 .5 m. width of pathways upto 40 m. in length.
   iv) 3 m. width of pathways upto 50 m. in length.

8. Flushing cistern - In water closets, flushing cistern shall not be essential and toilets without this provisions may be permitted.

9. Water closet pan size – the water closet seat shall be of a minimum of 0.46 m. (18 inches) in length.

10. Septic tank and leaching pits (soak pits):- A septic tank shall be provided with capacity of 141.6 liters (five cubic feet) per capita. Where the municipal services are likely to the available within four to five years or so, pour flush water seal latrines (NEERI type) shall be permitted where the municipal sewerage system is not available and the water table in the area is not high.

11. Convenience shopping – Convenience Shopping as defined in these Regulations shall be permitted along layout roads with width of 12.2 m. to 18.49 m. provided that a minimum set-back of 1.5 m. and a minimum plot area of 25.0 sq.m. is available and is provided.

12. Recreation Ground – In the layouts, provisions for recreation ground shall be on the lines prescribed in these Regulations.

13. Ancillary structures. – Ancillary structures such a permissible ground tank, overhead tank substations etc, shall be permissible in the compulsory recreation open space subject to the condition that not more than 10 per cent of such space shall be utilised for such purposes.
